TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
FEBRUARY 28, 2011

THE MEETING WILL BEGIN AT 4:00 P.M., AT 5:00 P.M. THE BOARD WILL GO TO THE RELIEF OF COVENANT PORTION OF THE AGENDA. UPON FINISHING THE RELIEF OF COVENANT APPLICATIONS THEY WILL RETURN TO THE REGULAR AGENDA.

REGULAR BUSINESS 4:00 P.M.

MISCELLANEOUS MATTERS:

1. **HOVANEC @ MANORVILLE** - Log# 2007-034-FS – Request for 3rd 90-day extension of time
   0200 58900 0100 003000

2. **WINWOOD OAKS @ YAPHANK** – Log# 2007-021-FS – Request for 1st 90-day extension of time
   0200 70600 0100 003000

3. **McDONALD'S @ MEDFORD** - COU# 1648 – Façade change and 63 sf addition
   0200 86700 0200 004000 & 005000

4. **McDONALD'S @ PORT JEFFERSON** – COU# 1669 - Façade Change
   0200 18200 0100 014000

5. **A & M HORSEBLOCK ASSOCIATES** - Log# 2007-081-SP – Phasing of previous approved site plan
   0200 81400 0100 003007

6. **EASTPORT MEADOWS @ EASTPORT** – Log# 06SP0041 - Minor modification
   0200 68600 0400 019002

*Please note that updated plans may have been presented to the Town since this agenda was published. A copy of the latest plans are available at the Planning Department at Town Hall.

SITE PLAN SPECIAL PERMIT APPLICATION:

7. **GOOD WOK EXPANSION TO RESTAURANT @ MIDDLE ISLAND**
   LOG # 10SP0050 SEQRA
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA: 16.1 Acres ZONE: J-2 Bus.
   LOCATION: N/E/C Route 25 & Woodville Road
   PROPOSAL: Amended site plan & Special Use Permit for existing take-out restaurant
   To expand into vacant, adjourning retail space with 66 seats
   LOGGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
   APPLICANT: Mei Wang TAX MAP#: 0200 37900 0300 009003
   Reviewer: Glenn

8. **TD BANK @ MT. SINAI** - Log# 10SP0056 SEQRA
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA: 4.44 Acres ZONE: J-4 Bus.
   LOCATION: S/S NYS Route 25A
   PROPOSAL: Construction of a TD Bank with drive-thru
   MT. SINAI SCHOOL DISTRICT ///// COUNCIL DISTRICT # 2
   APPLICANT: TD Bank TAX MAP#: 0200 14100 0200 014002
   Reviewer: Ray

SITE PLAN APPLICATIONS:

9. **AMERICAN PHYSICAL SOCIETY @ RIDGE** - Log# 10SP0008 SEQRA
   Posted
   AREA: 5.0 Acres ZONE : L-1 Ind.
   LOCATION: N/W corner of William Floyd Pkwy. & Research Rd.
   PROPOSAL: Second Story addition to existing 31,062 s.f. building
   LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 6
   APPLICANT: American Physical Society TAX MAP#: 0200 45900 0100 001004
   Reviewer: Ray

MOTION:

10. **SINA MAHFAR & DANIAL MAHFAR @ MEDFORD** – Motion to Approve Site Plan
    0200 65800 0200 023000 **(Held 10/18/10, 11/22/10, 12/6/10, 1/10/11, 1/24/11 & 2/7/11)**

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DECISION CALENDAR

SPECIAL PERMIT APPLICATION Closed 1/24/11:

DC-1. **TOMMY'S PLACE @ ROCKY POINT** - COU# 1600 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 0.4 Acres ZONE: J-2 Bus.
LOCATION: W/S Broadway, 128.75' S/O Prince Road
PROPOSAL: Change of Use for a Special Permit for outdoor seating for existing restaurant
ROCKY POINT SCHOOL DISTRICT ///// COUNCIL DISTRICT # 2
APPLICANT: Thomas Schafer/ World Realty Inc. TAX MAP#: 0200 07700 0700 009000
Reviewer: Bob

SITE PLAN VARIANCE APPLICATION with Tap Street Review Closed 2/7/11:

DC-2. **WILLOW WOOD @ CORAM** - Log# 10SP0024
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 25.40 Acres ZONE: MF **(Held 1/10/11 & 1/24/11)**
LOCATION: W/S NYS Route 112, S/O Paul's Path
PROPOSAL: Construction of 140 Condominium units
LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Steven Klar, Pres. TAX MAP#: 0200 52300 0100 001002
Reviewer: Amy

DC-3. **NYS ROUTE 112 @ CORAM** – Log# 1999-001-LD – Amendment to June 21, 1999
Tax Map # 0200 52300 0100 001002 LD approval in association with **Willow Wood** @ Coram
Site Plan for lot 2 to address location of access easement
Over lot 1, trail easement & sanitary agreement **(Held 1/10/11 & 1/24/11)**

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WORK SESSION

MATTERS FOR DISCUSSION:

Stony Brook Post Office Expansion FEIS – Log# 1999-025 SP – Discuss the Draft FEIS

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